

# BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1 - \$500	\$77.35
\$501 - \$2,000	\$77.35 for the first \$500 plus \$1.50 for each add'l \$100.00 or fraction thereof, to and including \$2,000.
\$2001 - \$25,000	\$99.85 for the first \$2,000 plus \$7.80 for each add'l \$1,000.00 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$279.25 for the first \$25,000 plus \$5.85 for each add'l \$1,000.00 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$425.50 for the first \$50,000 plus \$3.90 for each add'l \$1,000.00 or fraction thereof, to and including \$100,000.
\$100,001 and above	\$620.50 for the first \$100,000, plus \$3.25 for each additional \$1,000.00 or fraction thereof.

**Other Inspections and Fees:**

<ol style="list-style-type: none"> <li>Inspections outside of normal business hours \$77.35 per hour (minimum charge - two hours).</li> <li>Reinspection fees assessed under provisions of Section 108.8 – \$77.35 each.</li> <li>Inspections for which no fee is specifically indicated \$77.35 per hour.</li> <li>Investigation fee \$77.35 per hour.</li> <li>Additional plan review required by changes, additions or revisions to approved plans \$77.35 per hour.</li> <li>Deferred submittal \$77.35 per hour (minimum charge - two hours).</li> <li>Phased permitting plan review will be according to chart, see page 15.</li> <li>Occupancy change permit \$77.35 per hour.</li> <li>Demolition permit \$77.35 flat fee.</li> </ol>	<p>State surcharge is 12% of the building permit fee. Plan review fee is 75% of the building permit fee. Fire and Life Safety review is 50% of the building permit fee.</p> <p>The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value shall be the estimated amount from the City of Newberg Building Valuation Data table or the estimated value including all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment, <b>whichever is greater.</b></p>
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## SQUARE FOOT CONSTRUCTION COSTS

Group	(International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
U	Carports, open	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00
U	Decks, uncovered	21.71	21.71	21.71	21.71	21.71	21.71	21.71	21.71	21.71
	Equipment air conditioning, commercial	4.67	4.67	4.67	4.67	4.67	4.67	4.67	4.67	4.67
	Equipment air conditioning, residential	3.88	3.88	3.88	3.88	3.88	3.88	3.88	3.88	3.88
	Sprinkler systems	2.89	2.89	2.89	2.89	2.89	2.89	2.89	2.89	2.89

# GRADING PERMIT FEES

**GRADING PERMIT FEES\***

0 - 50 cubic yards	No permit required
51 - 100 cubic yards	\$77.35
101 - 1,000 cubic yards	\$77.35 for the first 100 cubic yards plus \$21.68 for each additional 100 cubic yards or fraction thereof.
1,001 - 10,000 cubic yards	\$272.47 for the first 1,000 cubic yards plus \$29.48 for each additional 1,000 cubic yards or fraction thereof.
10,001 - 100,000 cubic yards	\$537.79 for the first 10,000 cubic yards plus \$82.10 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards and above	\$1,276.69 for the first 100,000 cubic yards plus \$45.23 for each additional 10,000 cubic yards or fraction thereof.

\*The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

Plan review fee 75% of the grading permit fee

# MECHANICAL PERMIT FEES

MECHANICAL				*Minimum fee is \$77.35 unless calculated fee is greater			
#	Description	Res Fee	Com Value	#	Description	Res Fee	Com Value
	<b>Furnaces</b>				<b>Evaporative Coolers</b>		
	FAU/Gravity Furnace <100k BTU	\$17.86	\$1443.83		Evaporative Coolers	\$14.23	\$1443.83
	FAU/Gravity Furnace >100k BTU	\$21.49	\$1665.96		<b>Ventilation and Exhaust</b>		
	Wall/Floor/Suspended/Mounted	\$17.86	\$1443.83		Ventilation Fan-Single Duct	\$10.59	\$666.39
	<b>Other Heating Units</b>				Ventilation System	\$14.23	\$666.39
	Wood/Fireplace/Masonry/Factory Built	\$31.17	\$1110.65		Exhaust Hoods	\$14.23	\$1110.65
	Room Heaters, Non-Portable	\$22.69	\$111.06		<b>Incinerator</b>		
	<b>Appliance Vents</b>				Incinerator – Domestic	\$21.49	\$2443.42
	Appliance Vents/Air Ducts	\$10.59	\$666.39		Incinerator – Com/Ind	\$75.97	\$6885.99
	<b>Repairs or Additions</b>				<b>Gas Piping</b>		
	Repairs or Additions	\$17.86	N/A		Gas Pipe Outlets 1-4	\$13.01	\$555.32
	<b>Boilers/Compressors/Absorption Systems</b>				Each Outlet over 4	\$5.75	\$111.06
	1 - 100k BTU	\$17.86	\$1443.83		Misc. (clothes dryer/water heater/etc)	\$14.23	N/A
	101k - 500k BTU	\$28.97	\$2554.48		<b>*Minimum Fee</b>	\$77.35	N/A
	501k - 1000k BTU	\$39.65	\$3443.00		<b>Commercial Valuation** \$</b>		
	1001k - 1750k BTU	\$57.81	\$5109.11		**The commercial valuation is based on the total value of work		
	>1750k BTU	\$94.13	\$7441.31		Total	\$	
	<b>Air Handlers</b>				◆Deferred Submittal Fee	\$	
	1 - 10k CFM	\$14.23	\$1665.96		State Surcharge Fee	12%	\$
	>10k CFM	\$21.49	\$2443.42		Plan Review Fee	40%	\$
					Total Permit Fees		

◆ Deferred Submittal \$77.35 per hour (minimum charge – two hours)

## MECHANICAL PERMIT VALUATION / FEE TABLE (COMMERCIAL)

VALUATION	PERMIT FEE
\$1 - \$2000	\$77.35
\$2,001 - \$5,000	\$77.35 for the first \$2,000 and \$2.30 for each additional \$100.00 or fraction thereof, to and including \$5,000.
\$5,001 - \$10,000	\$146.35 for the first \$5,000 and \$1.80 for each additional \$100.00 or fraction thereof, to and including \$10,000.
\$10,001 - \$50,000	\$236.35 for the first \$10,000 and \$1.35 for each additional \$100.00 or fraction thereof, to and including \$50,000.
\$50,001 – \$100,000	\$776.35 for the first \$50,000 and \$1.25 for each additional \$100.00 or fraction thereof, to and including \$100,000.
\$100,001 and above	\$1,401.35 for the first \$100,000 and \$1.10 for each additional \$100.00 or fraction thereof.

**Fire Sprinkler System (Commercial)** is based on value.  
**Residential Stand Alone Permit** is not part of the plumbing system and requires a \*building permit & backflow device.  
**Residential Multi Purpose Permit** requires a \*plumbing permit and is part of the plumbing system.

\*Use the Residential Fire Sprinkler System Table.

## FIRE SPRINKLER SYSTEM (RESIDENTIAL)

DESCRIPTION – Square feet	PERMIT FEE
0 - 2,000 Sq. Ft.	\$77.35
2,001 - 3,600 Sq. Ft.	\$103.12
3,601 - 7,200 Sq. Ft.	\$128.91
7,201 Sq. Ft. and above	\$180.47

# PLUMBING PERMIT FEES

PLUMBING				*Minimum fee is \$77.35 unless calculated fee is greater				
#	Description	Fee	#	Description	Fee	#	Description	Fee
	<b>1&amp;2 Family – New</b>			<b>Commercial – New</b>			<b>Miscellaneous</b>	
	1 Bath	\$187.63		1-10 fixtures	\$187.63		Alternative Water Heating	\$77.35
	2 Bath	\$248.16		Each fixture over 10	\$18.16		Back Flow Device	\$77.35
	3 Bath	\$308.69		<b>Commercial – Addition, Alteration,</b>			Prefab Structures	50% of App.
	4 Bath	\$369.23		<b>Remodel, Repair, Replace</b>			*Minimum Fee	\$77.35
	5 Bath	\$435.80		1-3 fixtures	\$77.35		Total	\$
	Each additional Bath/Kitchen	\$77.35		Each fixture over 3	\$18.16		◆Deferred Submittal Fee	\$
	Each fixture over 20	\$18.16		<b>Medical Gas</b>			State Surcharge Fee	12% \$
	<b>1&amp;2 Family – Addition, Alteration,</b>			Valuation:	\$		Plan Review Fee	40% \$
	<b>Remodel, Repair, Replace</b>			# of Outlets:			Total Permit Fees	\$
	Each fixture	\$18.16		<b>Water Sanitary Storm</b>				
	<b>1&amp;2 Family – Fire Sprinkler System</b>			1 <sup>st</sup> 100ft	\$77.35			
	<b>Multi Purpose</b> – is part of the plumbing system			Each additional	\$30.27		<b>Medical Gas:</b>	
	0 – 2,000 Sq. Ft.	\$77.35		<b>1 &amp; 2 Family Rain Drains</b>			\$1 - \$25,000 = \$243.23 + \$1.00 per outlet	
	2,001 – 3,600 Sq. Ft.	\$103.12		Down Spouts	\$77.35		\$25,001 - \$50,000 = \$257.81 for the first \$25,000 + \$5.85 for each additional \$1,000 or fraction thereof, to and including \$50,000	
	3,601 – 7,200 Sq. Ft.	\$128.91					\$50,001 - \$100,000 = \$404.06 for the first \$50,000 + \$3.90 for each additional \$1,000 or fraction thereof, to and including 100,000	
	> 7,200 Sq. Ft.	\$180.47					\$100,001 and above = \$599.06 for the first \$100,000 + \$3.25 for each additional \$1,000 or fraction thereof	

◆ Deferred Submittal \$77.35 per hour (minimum charge – two hours)

# NEW MANUFACTURED PARK PERMIT FEES

**MANUFACTURED DWELLING PARK PERMIT FEE TABLE 1**

TOTAL VALUATION	FEE
\$1 - \$500	\$15.00
\$501 - \$2,000	\$15.00 for the first \$500 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 - \$25,000	\$45.00 for the first \$2,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,039.50 for the first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and above	\$3,539.50 for the first \$1,000,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

**MANUFACTURED DWELLING PARK VALUATION TABLE 2**

PARK CLASS	SPACES PER ACRE								
	4	5	6	7	8	9	10	11	12
A	16673.82	15588.79	14684.61	13961.25	13237.90	12695.38	12333.71	12125.49	11972.03
B	15552.06	14467.03	13562.84	12839.49	12116.14	11573.62	11211.95	11031.11	10748.55
C	15009.54	14207.07	13020.33	12296.98	12062.45	11031.11	10669.44	10488.59	10307.76

**NOTES**

- TABLE No. 2 is based on the 1990 evaluation for Mobile Home Parks published by the Oregon Dept. of Revenue.
- Deduct 10% from the valuation of parks constructed East of the Cascade Summit.
- “Class A” parks contain paved streets, curbs and sidewalks.
- “Class B” parks contain paved streets, no curbs and no sidewalks.
- “Class C” parks contain no paved streets, no curbs but have sidewalks on one side of each street.
- When a park contains spaces in more than one class, figure the spaces in each class; then add them together to obtain the total valuation for the park.

NOTE: The Area Development Permit does not include permits or related fees for buildings, manufactured dwelling installations, accessory buildings or structures, mechanical, plumbing or electrical systems, boiler, or elevated or permits required by other agencies.

See Oregon Administrative Rule (OAR) 918-600-030 for plan review and inspection fees based on this valuation.

**FORMULA FOR MANUFACTURED DWELLING PARK PERMIT AND PLAN REVIEW FEE**

- Square feet of area being developed ÷ 43,560 = no. of acres
- Number of spaces ÷ number of acres = valuation in table 2
- Valuation in table 2 × number of spaces = permit fee in table 1
- The permit fee is taken from table 1
- The plan review fee is 75% of the permit fee
- The state surcharge fee is 12% of the permit fee

# MANUFACTURED BUILDING PERMIT FEES

**MANUFACTURED BUILDING FEES** – includes concrete slab, runners, or foundation when prescriptive. The cost does not include: a garage, carport, deck (over 30 inches), stairs (over 30 inches), or shed (over 200 square feet) or plumbing for sewer, water and rain drains (over 30 feet).

Manufactured Building In A Park: **\$542.06** (construction excise tax not included)

\$457.20 (base fee) + \$30.00 (state admin fee) + \$54.86 (12% state surcharge) + (\$1.00 per sq ft / construction excise tax – applicable only for new manufactured parks)

Manufactured Building Elsewhere: **\$667.99** (construction excise tax not included)

\$569.63 (base fee) + \$30.00 (state admin fee) + \$68.36 (12% state surcharge) + \$1.00 per sq ft residential / \$.50 sq. ft. commercial / construction excise tax

# PHASED PERMIT FEES

Type of Review	Standard Plan Review Fee	Phased Plan Review Fee	Total Project Increase Cap
Building Plan Review	75%	98%	\$5,038.52
Plumbing Plan Review	40%	49%	\$2,339.25
Mechanical Plan Review	40%	49%	\$1,949.38
Fire Life Safety Review	50%	63%	\$3,119.01

Building permits may be obtained as partial or phased permits under the following conditions:

1. Accepted phases
  - a. Phase 1 - site preparation / underground utilities
  - b. Phase 2 - foundation
  - c. Phase 3 - building "shell"
  - d. Phase 4 - completion

Note: in each phase listed above there must be sufficient information provided in order to allow a complete review of the plans
2. Plans shall be prepared by a licensed Oregon Architect or Engineer
3. Building, Mechanical, Plumbing and Fire/Life Safety plan review fees for the first phase of any project will be calculated with the standard formula. The above plan review fees for subsequent phases will be 40% more than the standard plan review fee percentage. The total project dollar amount of increase from a standard plan review fee to a phased plan review fee, for each code review, will be capped as follows. The total phased project increase cap for each code plan review will be based on the phased plan review fee percentage multiplied by \$6,231.
4. Deferral of any submittal items shall have prior approval of the building official. The licensed Oregon Architect or Engineer of record shall list the deferred submittals on the plans and shall review the deferred submittal documents for compatibility with the design of the building prior to submittal to the building official for review.
5. The City of Newberg will accept plans submitted in the sequence listed above in conjunction with phased development. The fees associated with this type of plan review will be assessed as outlined above.